

Before the Board of Zoning Adjustment, D. C.

Application No. 11587, of Maurice B. Tobin, et ux., pursuant to Section 8207.1 and 8207.2 of the Zoning Regulations for a variance from the side yard requirements of the R-1-B District to permit a two-story addition to the single family residence at 2434 Belmont Road, N.W., Lots 846 and 851, Square 2502.

HEARING DATE: March 20, 1974

EXECUTIVE SESSION: Granted from the Bench at Public Hearing.

FINDINGS OF FACT:

1. The applicant proposes to construct a two-story addition to provide space on the first floor for an addition to the kitchen, pantry and family dining room and on the second floor for a bath, dressing room and closet area.

2. The applicant requests a variance to permit the extension of the west wall southward in line with the existing rear or south wall.

3. The applicant requests a variance of a maximum of two-feet for the two-story addition and for steps a maximum of 4.5 feet.

4. The shape of the lot is irregular and the house is placed on the lot at an angle with the west lot line with a yard width of 9.33 feet at the front, 8.0 feet where the addition begins and 6 feet at the rear.

5. The proposed addition will be erected over an existing foundation and is well removed from adjoining structures.

6. The addition will be from and will blend with the existing structures.

7. The architect prepared studies to show that from the standpoint of space utilization the relief requested is necessary for the proper use and functioning of the new addition.

8. The applicant filed a statement that described the practical difficulty she would suffer in that remodeling is now in progress and that they had assumed that the addition above an existing foundation would be permitted with an eight foot side yard only to learn that the house had been placed at an angle on the lot.

9. The statement of the Real Estate Agent described the area, the proposed addition and its relationship to the adjoining neighborhood and found that the addition will have a favorable impact.

10. Support was registered by three of the adjoining property owners, including the property owner that adjoins the proposed addition, and the Sheridan Kalorama Citizens Association.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the applicant has proved a hardship within the meaning of Section 8207.11 of the Zoning Regulations because of the irregular shape of the lot upon which the proposed building shall be located, and by reason of the existing building being located on an angle on the lot. Because of the type and location of the proposed of the proposed addition, the existing character of the area, the favorable recommendations of neighboring property owners, the Board is of the opinion that the granting of the applicant's request will not have an adverse effect on the neighborhood, or impair the intent, purpose, and integrity of the zone plan.

ORDERED:

That the above application be GRANTED FROM THE BENCH.

VOTE: 4-0 (Mr. Harps not present.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller
JAMES E MILLER
Secretary to the Board

FINAL DATE OF ORDER: **MAR 20 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.